

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Planning Commission
Held at City Hall, 141 West 14th Street, North Vancouver, B.C.
in Conference Room A on Wednesday, July 13, 2011**

MINUTES

Present: B. Curtis (Chair)
H. Goodland
J. Jensen
B. Phillips
J. Plato
M. Rahbar
M. Robinson
Councillor Heywood

Staff: S. Smith, Community Development
S. Kimm-Jones, Committee Clerk

Guests: John Cusano, J. & A. Cusano Ent. Ltd.
Sohail Kamal, Manager, North Shore Sports Medicine

Absent: D. Olson
M. Tasi

A quorum being present, the Chair called the meeting to order at 6 p.m.

1. Minutes of Meeting of the Advisory Planning Commission held June 8th 2011

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held June 8th, 2011 be adopted.

Unanimously Carried

2. Business Arising

S. Smith asked if members would be available for the August 10th APC meeting.

A member asked if field trips were planned. S. Smith answered that field trips are part of the work plan but may not happen for this meeting; they are more often on a weekend. Discussion ensued on areas to visit e.g. Harbourside and the general area including the City Works Yard, the Marine Drive commercial area, Harry Jerome, Central or Lower Lonsdale. S. Smith will plan a field trip for September or October

and will choose an area with potential for future discussion at APC so that members can gain some background knowledge.

3. Staff Update

Low Level Improvement Project: Staff recommendations were reviewed at the June 13th Council Meeting. Council approved support the proposed plans for the eastern portion of the road but deferred making a decision on the western portion of the road due to the impact on residents.

Lonsdale Avenue and 13th Street Safety Improvements: A report recommending implementation of the safety improvements at the Lonsdale Avenue and 13th Street intersection was deferred at the June 13th Council meeting pending more staff analysis. This was reviewed at the June 27th Council meeting and option 2 was passed; this option keeps the on street parking, with a narrower sidewalk but also includes a left turn bay northbound on Lonsdale Avenue.

1250 Lonsdale Avenue: At the June 13th Council meeting staff were directed to prepare bylaws for 1250 Lonsdale Avenue and 1112 Lonsdale Avenue. The bylaws had first reading at the July 4th Council meeting. A Public Hearing is scheduled for July 25th.

61 Bewicke Avenue Rezoning Application: This application had first reading at the June 13th Council meeting and had a Public Hearing on July 4th. It was adopted on July 11th.

720 West 2nd Street (City Works Yard): A report on this project was reviewed by Council on June 13th and referred to Public Hearing on July 4th. On July 4th an OCP Bylaw was passed to generally permit residential buildings throughout the City up to six stories (from four stories). Bylaws were adopted on July 11th.

1857 Chesterfield Avenue: There was a Public Hearing for this three unit redevelopment on June 20th and Second and Third readings were given, with final adoption on July 11th.

1860 Lonsdale Avenue/1629 St. George's Avenue: The Public Hearing was on June 20th and lasted approximately two and a half hours. Second and Third readings were given.

Harbourside OCP Amendment: This was reviewed at the June 27th Council meeting; a decision on Option 2: to further consider policy options through a task force was deferred to a full Council meeting.

758 and 788 Copping Street, Text Amendment: a request to allow the owner to change the existing designated areas for Service Commercial Use within each of the three buildings, as well as to allow "Accessory One-Unit Residential Use" within the list of permitted use, was approved at the June 27th Council meeting.

140-150 West 15th: had first reading at the July 4th Council and will go to Public Hearing on July 25th.

1308 Lonsdale Avenue: A member of the Grande Advocacy Group presented their views on the proposed development to Council on July 11th. A staff report on this project will be coming forward on July 18th. The group supports the two tower option and access to Stella Jo Dean Park and question the value of the amenities offered by the developer for the bonus density; will they benefit Central Lonsdale area? The project will go to Public Hearing in September. Better value for the density bonus would be less retail and more office space. Onni are requesting an FSR. of 4.8, the City thinks 4 would be more appropriate; the site is currently zoned for 2.6 FSR.

4. 340 Brooksbank Avenue (Rezoning/Change of Use)

Staff Context: This application is a text amendment to CD 187 which was adopted in 1990 and amended in 2005 to allow for musical instruction and a music studio. The property is on the east side of Brooksbank Avenue, across from Park and Tilford Centre. Staff are seeking advice on amending the zoning to permit Industrial Business Park uses as well as 20% of the gross floor area for Service Commercial Use on the property; current zoning requires 50% of the gross floor area for industrial use. The broadening of uses would include software development, manufacturing, drafting and engineering services throughout. The applicant is proposing a medical facility. Staff wish to know how the APC feels about broadening the industrial use to be similar to the Capilano Business Park and Harbourside. Is it ok to include a medical use in Service Commercial Use?

It was noted that Translink are trying to improve Phibbs Exchange.

Sohail Kamal, Manager, North Shore Sports Medicine presented the project to APC members:

- The proposal is to allow NS Sports Medicine, not currently a permitted use, to operate on the site. The Clinic currently uses space at the North Shore Winter Club but there is no room to expand. They have been seeking a larger space for two years.
- There has been a shift to quasi industrial uses in the area. MEC, John Henry Bikes, and Macey's Sports which have significant retail are nearby.
- This space has been offered for lease for industrial uses since August 2010; there are many similar vacancies in the area.
- The expanded clinic would benefit current and future patients; there is a great need for physio and health care. The location is ideal as it is on a major transportation corridor, bike paths, walking/hiking paths, and a medical clinic and there is no other physio clinic in the area.
- North Shore Sports Medicine wishes to deliver a service that requires significant space including a gym area to operate.
- Metro Vancouver defines the Brooksbank area as MVRGS a "mixed employment area". Metro does not have any opinion on what a municipality decides can go into a mixed employment area.
- North Vancouver District nearby is planning an increase of 3000 new residential units nearby which the clinic will serve.
- Sports medicine wages are competitive compared to industrial wages.
- An industrial space would probably not employ as many people (14).
- There is ample onsite parking for this space and use.

- The prime time for patients is before 9 a.m. and after 4 p.m.
-

Councillor Heywood joined the meeting and 6:40 pm

John Cusano, J. & A. Cusano Ent. Ltd., discussed the commercial challenges:

- Some space has been available for lease for up to two and a half years with no interest from tenants.
- Currently three of the seven units remain vacant.
- Most of the uses permitted in the building can only occupy a maximum of 40% of the area, so it is difficult to attract clients for accessory use.
- They have not been able to attract industrial tenants over the past two years.
- The new use would allow fitness use that requires large floor spaces at economical rates.
- Major lease companies have advertised the units for lease and have had a difficult time attracting tenants; the lease rates are at or below the market rate
- The Text Amendment would allow the business to expand

Questions from the APC included, but were not limited to:

- The division of the buildings: A: Unit 104 is about 26,000 sq. ft. which is 11 % of the total building area.
- Creative Music? A: Creative Music was approved as a tenant with a text amendment in 2006.
- How do you try to rent to industrial tenants apart from the lease rate? A: The businesses south of Main Street are purely industrial; north of Main Street they are light industrial, commercial. Our site is not suited to large truck movements
- What percentage of the use that you are planning for Unit 104 would be open workout space? A: 50-60%. Classes will fit 15-16 people e.g. Pilates.
- What is the height within the units; is it true industrial space? It seems to be small incubator spaces for start up business. A: Most are 22 feet high. The Speedy Auto Glass unit is 22 feet high. This space is higher but has a t-bar drop ceiling at 10 feet. There are no plans to have a mezzanine floor.
- How many beds are proposed for the clinic? A: Nine physio, and three massage beds.
- How many employees? A: There are two shifts which add up to 14 at this clinic.
- What about the parking? A: The site has ample parking which is often used by park users.
- You are asking for three amendments: Business Park, Service Commercial and Fitness Uses. Will you now be marketing this as a business park? A: Planning staff suggested the Business Park Use Uses permitted as principal uses are only permitted as accessory uses e.g. 40% of the unit space are permitted under CD 187. We would be the same use but occupying the entire space.
- How much will the value of the property increase by changing the zoning? A: I do not know; interest in vacant spaces has primarily been from non-industrial tenants. Neptune will use some of our space as temporary office space.
- Were you influenced by the change to the MEC site? AL Colliers have always suggested that we approach the City to change the zoning; we decided to do so when approached by North Shore Sports Medicine. Staff felt it appropriate to update the zoning

- Would it be possible to add a second floor? Staff: This is usually related to parking. The request is strictly for a change in use.
- How many parking spaces would be assigned to North Shore Medicine? A: 5 plus some of the unallocated spaces; there are 41 spaces in total plus angle parking on 4th Street.
- Why is the zoning different from your other three clinics? A: This allows us to do a lot more than at our other clinics.
- Has it been difficult financially to own this property? A: It has been difficult due to the length of time it takes to lease the space.
- Are you hoping that the flexibility in use will make it easier? A: The focus is on North Shore Sports Medicine who want to use one unit, but the Planning Department suggested the Text Amendment for the whole building.
- Will you be doing any offsite improvements? A: Since 2004 we have spent \$150,000 on improving the building.
- This is on the eastern boundary for the City, how does the District compare with this use? A: The District has identified the area as moving away from Industrial to Service Commercial.
- Can you comment on Staff's rationale? Staff: The Text Amendment is basically to bring the site up to more current uses, to expand permitted uses and following precedents in other areas.

Comments from the APC included, but were not limited to:

- It is unfortunate to see vacant space; depressing for the City, especially if it is due to a definition that can be improved.
- It is an excellent plan to try to find uses within the designation that would allow for occupancy of the other suites. It makes it a more viable business location. There is ample parking and it is close to transit which bodes well for sustainability.
- True industrial clientele in space of that size has gone away. I can appreciate the difficulty encountered. I think this is similar in form to the Capilano Business Park.
- It is not depleting the industrial zone so I like the idea.
- We are giving value and uplift to the property.
- It is difficult to rent space under the current circumstances; Park and Tilford was industrial and is now commercial. I can see how staff and the community is trying to hang on to zoning that allows space for intensive service industries. The timing reinforces what happens at MEC.
- I support the rezoning of the whole building; it is an economical and socially sustainable approach to responding to the future.
- I think we should just approve the use by North Shore Sports Medicine and not the complete Text Amendment. The whole area needs to be looked at in totality. None of the buildings are used in a way that relates to the nearby parkland.
- The fact that the building has had such trouble being occupied, I do not think we should wait; it is a continuing burden on the owner to lease out vacant spaces. Nothing is going to change the fact that there is a light industrial building close to a park. New buildings need to address the park issue, or the residential.
- Staff: The more general Text Amendment is not a complete departure from what is happening in other parts of the City. The sports clinic is the major departure.

- Maybe we should rezone the whole area? So that we are better integrated with what the District is doing.
- Perhaps the owners could contribute to something in the community in a symbolic way? Staff: Typically amenities would be provided for density bonussing; I am not sure how that fits in this context.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the Text Amendment for 340 Brooksbank Avenue and recommends approval as presented.

FURTHER the Commission recommends that the Brooksbank area be included as a special study area for the Official Community Plan review process

It was moved and seconded to amend the resolution so that the Commission approve only the section of the Text Amendment to allow occupancy for sports medicine/fitness use and not the broader Text Amendment allowing Industrial Business Park uses and 20% of the gross floor area for Service Commercial Use.

The amendment was not carried with 2 for and 7 opposed.

The original motion was carried with 2 opposed.

The applicant made the comment that he appreciates the Commission trying to keep light industrial and hoped that Council will look at Brooksbank with a broader scope to see what will work in the future.

There was a short break at 8 p.m.

The meeting reconvened at 8:05 p.m.

5. Sustainable City Award Program

S. Smith outlined the proposed Sustainable City Award Program. This Program was brought forward to Council in 2009. It is important to start to recognize projects that work holistically. It would be awarded on World Town Planning Day in November. The award would furthering the idea of sustainability as a tool of integration. APC would review the submissions. Submissions would be received in September for discussion for October meeting.

It was noted that it is important to see submissions ahead of time rather than on the day. The best way to rank projects is to have most favourite, second favourite etc.

Helen Goodland volunteered to help staff with the development of criteria for evaluation.

6. OCP 2021 – CityShaping Demonstration and Opportunity

S. Smith gave a demonstration of the CityShaping website. The City is trying to raise awareness of the Official Community Plan and get people involved. The key part is connecting into existing networks. Deeper discussion will happen at a later date.

The Panel was encouraged to come out to the two community events on July 22nd and July 26th. Everyone was asked to tell two people that live in the City about the website.

A member asked whether the survey only reaches some demographics? That can skew the results. A: We are using the survey discussion forum to reach some groups and going out to events to reach others.

The suggestion was made that information on the Sustainable City Award could be at the two events.

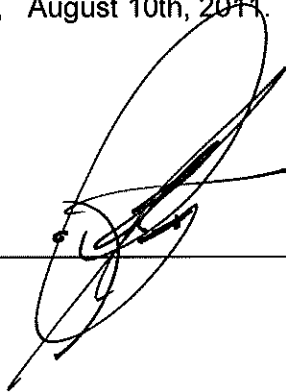
7. Other Business

The Chair invited everyone to the Party at the Pier July 16/17

There being no further business, the meeting adjourned at 8:40 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, August 10th, 2011.

Chair

A handwritten signature in black ink, consisting of several overlapping loops and lines, positioned above a horizontal line.